



20 November 2024

Department of Planning, Housing, and Infrastructure
NSW State Government
C/- Coronation Property CO. Pty Ltd
Level 2, 66 Wentworth Ave
Surry Hills NSW 2010

Dear Callum,

**ARCHER STREET AND ALBERT AVENUE
ESTIMATED DEVELOPMENT COST CALCULATION REPORT**

This Estimated Development Cost Report has been prepared by WT Partnership on behalf of Coronation Property CO. Pty Ltd (NSW).

We confirm the estimated development cost is **\$108,589,952 Excluding GST**.

This Estimated Development Cost report has been prepared in accordance with the following:

- The Planning Circular PS-24-002.
- The AIQS practice standard for calculating EDC in NSW.

WT confirms EDC calculation is accurate and covers the full scope of works in the identified development proposal, at the date of lodgement of the Environmental Impact Statement.

This report captures the following:

1. Executive summary and including EDC definition.
2. Basis of report preparation.
3. Scope of the calculation of the EDC.
4. Detailed calculation schedule that supports the EDC (Appendix 1).

Should you require any further information or wish to discuss any aspect of the attached please do not hesitate to contact us.

Yours Faithfully

WT PARTNERSHIP

PAUL ELPHICK, MRICS

National Director





**ARCHER STREET AND ALBERT
AVENUE ESTIMATED DEVELOPMENT
COST REPORT**

20 November 2024

CONTENTS

| | |
|-----------------------------------|---|
| CONTACT | 4 |
| 1 EXECUTIVE SUMMARY | 5 |
| 2 BASIS OF REPORT | 6 |
| 3 SCOPE OF CALCULATION OF THE EDC | 9 |

APPENDICES

APPENDIX A - DETAILED COST SUMMARY REPORT

CONTACT

| DETAIL | DESCRIPTION |
|------------------------------|--|
| Name of Company/Trading Name | WTP Australia Pty Ltd |
| ABN | 69 605 212 182 |
| Name of Representative | Paul Elphick |
| Position | National Director |
| Head Office Address | L 26, 45 Clarence Street, Sydney, NSW 2000 |
| Telephone | 02 9929 7422 |
| Mobile | 0407 234 711 |
| Email | pelphick@wtpartnership.com.au |

| DOCUMENT STATUS | NAME | DATE |
|-----------------|----------------|------------------|
| PREPARED BY | Brian O Mahony | 20 November 2024 |
| REVIEWED BY | Paul Elphick | 20 November 2024 |
| | | |

| REVISION NO. | REVISION DATE | DRAFT.FINAL |
|--------------|-------------------|-------------|
| 1 | 11 September 2024 | FINAL |
| 2 | 20 November 2024 | FINAL |

1 EXECUTIVE SUMMARY

ARCHER STREET AND ALBERT AVENUE, CHATSWOOD NSW - ESTIMATED DEVELOPMENT COST CALCULATION REPORT

This Estimated Development Cost report has been prepared in accordance with the following:

- The Planning Circular PS-24-002.
- The estimate has been prepared by an appropriately qualified Quantity Surveyor.

WT confirms EDC calculation is accurate and covers the full scope of works in the identified development proposal, at the date of lodgement of the Environmental Impact Statement.

| | |
|----------------------------|---|
| PROJECT DESCRIPTION | Construction of High rise residential including basement car parking Retail & External works. |
| PROJECT LOCATION | 57-61 Archer Street and 34 Albert Avenue, Chatswood |
| DATE OF ASSESSMENT | 20 November 2024 |

| ITEM | COST (EXCL. GST) | METHODOLOGY – PRACTICE NOTE |
|---|------------------------|--|
| Demolition and Remediation | \$1,527,848 | Remediation of scope as defined by Contamination report or provision if undefined. |
| Construction (item A) | \$96,422,274 | Elemental measure and rates build up. |
| Mitigation of Impact Items | Included | Defined by EIS. |
| Consultant Fees | \$4,897,506 | 5% of Construction or as otherwise justified. |
| Authorities Fees (LSLL) | \$257,119 | 0.25% of Construction. |
| Plant & Equipment (item B) | Included | To Maximize operational and/or extraction capacity. |
| Furniture, Fittings & Equipment | Included | Where applicable to carry out the development. |
| Contingency | \$4,897,506 | 5% of Construction for Non-Government application. |
| Escalation | \$587,701 | Escalation to Start on Site December 2024 as advised by Coronation. |
| TOTAL EDC (EXCL. GST) | \$108,589,952 | |
| GST | \$10,858,995 | 10% |
| TOTAL EDC (INCL. GST) | \$119,448,948 | |
| GROSS FLOOR AREA (AIQS) | ITEM | METHODOLOGY – PRACTICE NOTE |
| GFA m ² (AIQS) | 33,408 m ² | Ground and Upper Levels. |
| Construction Cost Only \$/m ² GFA (AIQS) | \$2,886/m ² | Assessed based on Construction Cost and Plant and Equipment only – Items A & B above |

2 BASIS OF REPORT

This Estimated Development Cost report has been prepared for the Department of Planning, Housing, and Infrastructure in accordance with the following:

- Legislative and regulatory requirements of the consent authority for calculating EDC (EP&A Act, EP&A reg, SEPPs, and the Planning Circular and SEARS).
- The AIQS practice standard for calculating the EDC for State Significant projects in NSW.
- Other named guidance that has been used as a basis for calculating the EDC such as AS1181-1982 Australian Standard Method of measurement of civil engineering works and associated building works/ICMS Method.
- SEARS (SSD-72891212.)

2.1 THE SITE

The site is located at 57-61 Archer Street and 34 Albert Avenue, Chatswood

The Location plan of the site is provided at Figure 1. 1, showing the proposed development

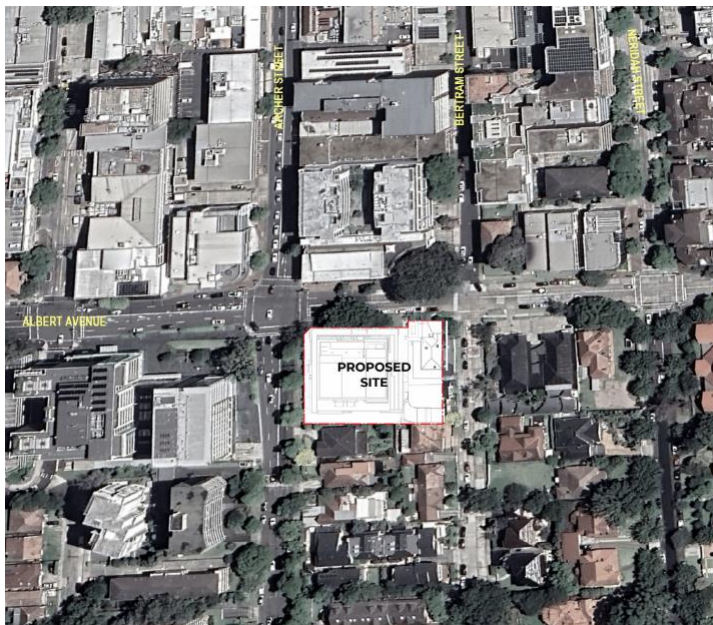


Figure 1.1: Location plan of Site

2.2 DOCUMENTATION

The following is a list of the development proposal documents upon which the calculation has been based:

| ITEM | REPORT | CONSULTANT |
|------|--|------------------------------------|
| 1 | SEARs | SSD-72891212. |
| 2 | Survey Plan | Veris |
| 3 | Architectural Plans | Woods Bagot |
| 4 | Design Report | Woods Bagot |
| 5 | Design Competition Report | Mecone. |
| 6 | Design Review Report | Mecone. |
| 7 | Pedestrian Wind Environment Assessment | Windtech. |
| 8 | Visual Impact Assessment | Studio Urbane. |
| 9 | Landscape Architectural Plans | Arcadia |
| 10 | Access Assessment Report | Steve Watson and Partners Pty Ltd. |
| 11 | BCA Assessment Report | Steve Watson and Partners Pty Ltd. |
| 12 | Preliminary Geotechnical Investigation | JK Geotechnics |
| 13 | Surface and Ground Water Impact Assessment | JK Geotechnics |
| 14 | Aboriginal Cultural Heritage Assessment Report / Consultation Report | Artefact Heritage and Environment |
| 15 | Transport and Accessibility Impact Assessment | Stantec |
| 16 | Construction Traffic Management Plan | TTPA |
| 17 | Green Travel Plan | TTPA |
| 18 | Arboriculture Impact Assessment | Elke |

| | | |
|----|---|-------------------------|
| 19 | Noise and Vibration Assessment | E-LAB Consulting |
| 20 | Biodiversity Development Assessment Report Waiver | Keystone Ecological |
| 21 | Ecologically Sustainable Development Report / BASIX Certificate | E-LAB Consulting |
| 22 | BASIX Certificate | Efficient Living |
| 23 | Crime Prevention Through Environmental Design (CPTED) Report | Coronation |
| 24 | Bushfire Assessment | Firebird Consulting |
| 25 | Heritage Impact Assessment | NBRS |
| 26 | Infrastructure Requirements and Utilities Plan | Neuron Build. |
| 27 | Flood Risk Assessment | IGS |
| 28 | Water Management Plan | Enxcape Studio |
| 29 | Preliminary Site Investigation | EI Australia Pty Ltd. |
| 30 | Waste Management Plan | MRA Consulting Group |
| 31 | Hazardous Material Survey | EI Australia |
| 32 | Social Impact Assessment / Consultation Report | Flagship Communications |
| 33 | Environmental Impact Statement (EIS) | Coronation |

2.3 LIMITATIONS

WT note the following statements and cost considerations that could influence the accuracy of the calculation of the ESD:

- WT have based this EDC on design information and is still in development. There is a certain level of cost risk and uncertainty associated with this estimate based upon the level of the design information.
- Existing services relocation
- Working in a live environment
- Price escalation fluctuation due to global economic changes.

- Currency fluctuation changes.
- Global economic volatility impacting supply chain availability.
- WT confirm they have read and understood the scope of the project as defined in the EIS documentation.
- WT advise there are currently no foreseeable matters impairing the objectivity of the calculation.

2.4 STATEMENT OF QUALIFICATIONS

I, Paul Elphick (National Director), MRICS have proficient experience in project construction costs in NSW.

3 SCOPE OF CALCULATION OF THE EDC

We confirm the following:

- The development proposal proponent is Coronation Property CO. Pty Ltd (NSW).
- The EDC includes all activities, staging and scope of work scheduled.

3.1 SCHEDULE OF KEY EXCLUSIONS

The estimate excludes allowances for the following main items in relation to the EDC calculation:

- Amounts payable, or the cost of land dedicated, or other benefit provided, under a condition imposed under the EP&A Act, Division 7.1 or 7.2, or a planning agreement.
- Costs relating to a part of the development or project that is the subject of a separate development consent or approval.
- Land costs, including costs of marketing and selling land.
- Costs of the ongoing maintenance or use of the development.
- GST.
- No Escalation beyond December 2024 as advised by Coronation Property